

ORIGINAL

Angela L. Cash, Recovery Account Counsel
State Bar #230882
Bureau of Real Estate
P. O. Box 137007
Sacramento, CA 95813-7007
(916) 263-8925

Attorney for Assignee

FILED
JAN 17 2018
CLERK M/T
United States Bankruptcy Court
San Jose, California

UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF CALIFORNIA

In re:

James M. Liquori Dba Signature Properties,

Debtor,

JOHN DARIANO, TRUSTEE OF THE
JOHN DARIANO 1992 TRUST, DATED
NOVEMBER 12, 1992,

Plaintiff,

v.

JAMES M. LIQUORI DBA
SIGNATURE PROPERTIES,

Defendant.

REAL ESTATE COMMISSIONER OF
THE STATE OF CALIFORNIA,

Assignee.

CASE NO.: 10-55627 SLJ

CHAPTER 7

Adversary Proceeding No. 10-05241

**ACKNOWLEDGMENT
OF ASSIGNMENT OF
JUDGMENT**

**(Business and Professions Code
Section 10479)**

In consideration of the amount paid to the undersigned from the Consumer Recovery Account of the Real Estate Fund established by the California Bureau of Real Estate (“Recovery Account”), and in accordance with Business and Professions Code Section 10479:

1 JOHN DARIANO, Trustee of the John Dariano 1992 Trust, Dated November 12, 1992
2 ("Judgment Creditor"), hereby declares the following in support of an ASSIGNMENT OF
3 JUDGMENT:

- 4 1. A Judgment was entered by this court on October 22, 2010 in favor of Judgment
5 Creditor.
- 6 2. Judgment Creditor was awarded damages against Judgment Debtor JAMES M.
7 LIQUORI, dba SIGNATURE PROPERTIES in the amount of \$120,000.00.
- 8 3. Judgment Creditor's Judgment has not been renewed since its entry by this Court.
- 9 4. The name and addresses of the Judgment Creditor are:

10 John Dariano, Trustee of the John Dariano
11 1992 Trust, Dated November 12, 1992
12 656 Auzerais Ave.
San Jose, CA 95126

John Dariano, Trustee of the John Dariano
1992 Trust, dated November 12, 1992
656 Auzerais Ave., Unit A
San Jose, CA 95126

13
14 5. The last known addresses of record of the Judgment Debtor are:

15 James M. Liquori, individually, and dba
16 Signature Properties
17 4113 Ashbrook Cr.
San Jose, CA 95124

James M. Liquori, individually and dba
Signature Properties
1190 S. Bascom Avenue, Suite 129
San Jose, CA 95128

18
19 6. Judgment Creditor hereby transfers and assigns all title, rights, ownership and interest in
the Judgment to the following Assignee:

20 Real Estate Commissioner, State of California
21 Bureau of Real Estate
22 1651 Exposition Blvd.
23 P. O. Box 137007
Sacramento, CA 95813-7007

24
25 DATED: 3-18-14


26 JOHN DARIANO, Trustee of the John Dariano
27 1992 Trust, dated November 12, 1992

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of

Santa Clara }

On 3/18/14 Date

before me,

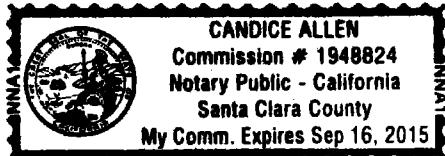
Candice Allen, Notary Public

Here Insert Name and Title of the Officer

personally appeared

John Dariano

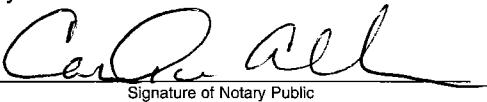
Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature:  Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Individual
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Individual
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here